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Durham Police Facilities Study

City Council Presentation 12/20/12

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Introduction

- Update on status of CGA final report and interim implementation/leasing plan
- Executive summary and DPD Option analysis
- Police and GS have reviewed and agree with report and recommendations
- Here to provide recommendations and implementation plan

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Background

- 2001 study by GSA (focus only on HQ facility)
- 2003 Carter Burgess (City-wide facility Study)
- 2006 DPD internal study and plan
- 2010 CGA study and plan
- Common message- Space deficiencies; recommendation of purpose built facilities; increasing costs and complexity of leasing program

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Methodology

CGA Process

- CGA applied modeling to forecast Departmental growth and service through 2030 to determine facility needs at 5 year milestones
- Data reviewed
- City population; projected population increase -2030
- Calls for service and increased projections by 26.4% by yr 2030
- Personnel projections
- Prepared facility options for consideration that align with DPD operational and service needs (assumption new purpose built construction)

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Existing Space Deficiencies

Take away from CGA report-

- DPD currently operates in space totaling 84,566 DGSF; 2010 space need is 127,455 DGSF- space deficit of 42,889 as of 2010 when space standards are applied.
- As we plan for the future, catching up from current deficit will be a factor

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Recommended Option

CGA Estimate:

- | | |
|--|---------------------|
| – HQ (81,525 dgsf) | \$34,346,943 |
| – 2 Service Centers (21,640 dgsf) | \$16,105,649 |
| – HQ Annex* (38,400 dgsf) | \$14,239,410 |
| – Total Cost | \$64,692,002 |
-
- *HQ Annex= Property & Evidence Facility, Forensics Services (Warehouse/Garage)

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Purpose Built Facilities

Headquarters

- Office of Chief
- Executive Staff
- Professional Standards
- Information Tech
- Fiscal
- Records
- Personnel & Recruiting
- Training
- Community Services
- Major Criminal Investigations
- Special Operations
- Crime Analysis
- Planning
- Accreditation
- Supply
- District 5 & Bicycle

HQ Annex (Forensic Services, Property & Evidence Facility)

- Forensics Services
- Property & Evidence Offices & Warehouse
- K-9 Unit
- Traffic Services Unit
- Specialized Vehicle Parking
- Secure Sallyport

North and South Police Service Centers

- Assistant Chiefs
- District Administration & Patrol
- District Criminal Investigations
- High Enforcement Abatement Team
- Public Records

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Option 2 Recommended

Operations/Service Benefits:

– **Command and Control –Unification**

- Sharing of intelligence- quicker response
- Coordination/sharing of personnel and equipment
- Decision making/communication
- Enhanced working relationships w/Assistant Chiefs and staff

– **Other Benefits:**

- Minimize equipment duplication, contracted services & nonfunctional space
- Citizens access to more services w/out having to travel to HQ
- Citizens access to Assistant Chiefs w/out having to travel to HQ
- Staffing- more realistic chance of providing 24-7 access to all Police

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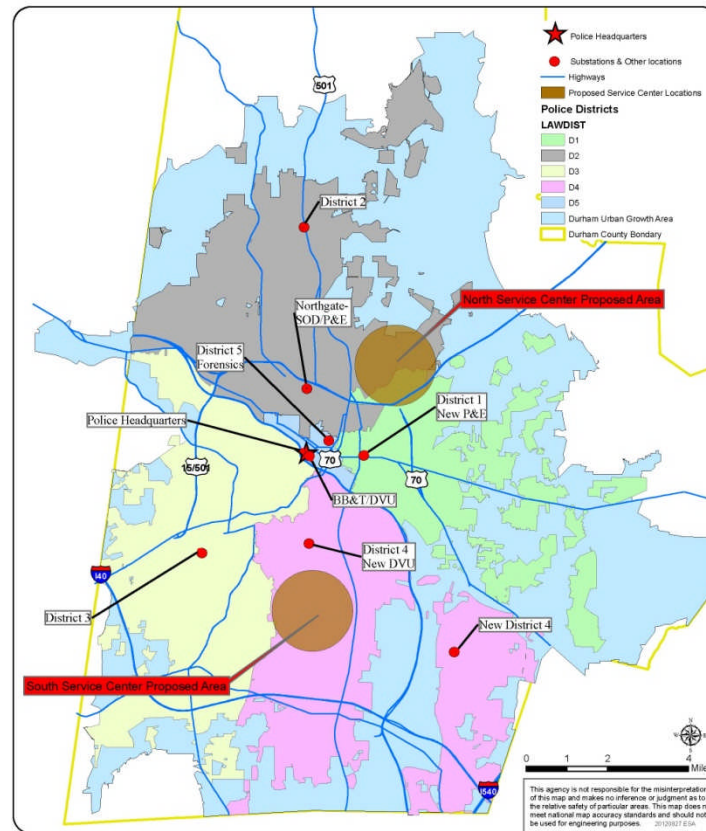


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Area Map



Metropolitan Durham & Primary Police Points of Service

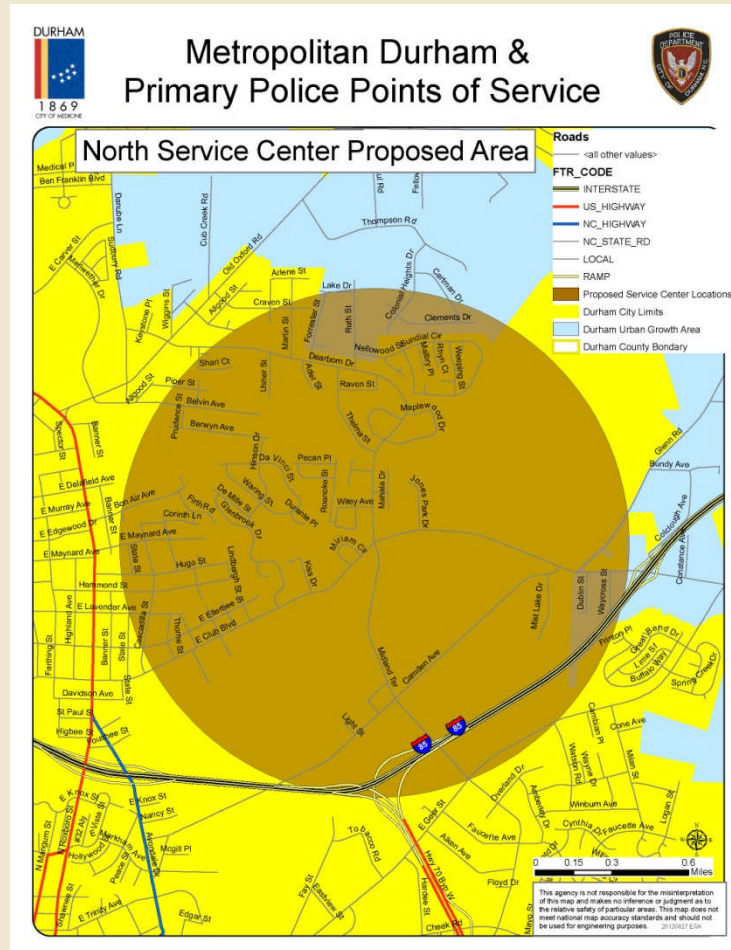


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North Service Center Area Location

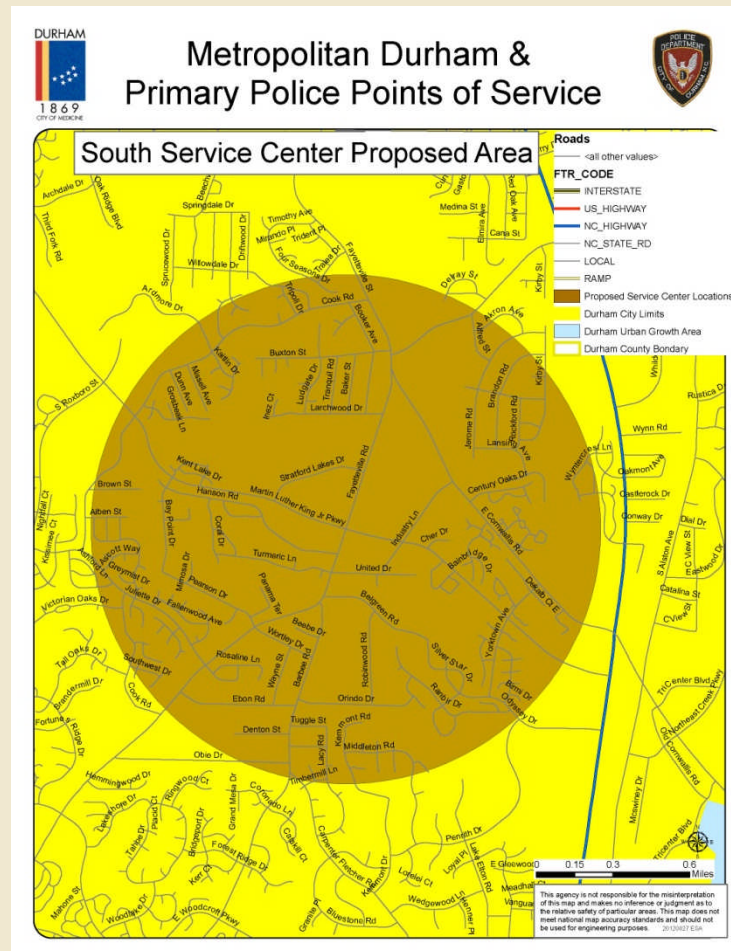


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South Service Center Area Location



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Facilities Consolidation Benefits

- Facilities consolidation/purpose built facilities
- Fewer buildings to maintain
- Space efficiency
- Extended Useful life

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Proposed Facility Development Schedule

DPD - FACILITY DEVELOPMENT SCHEDULE - 12/13/12

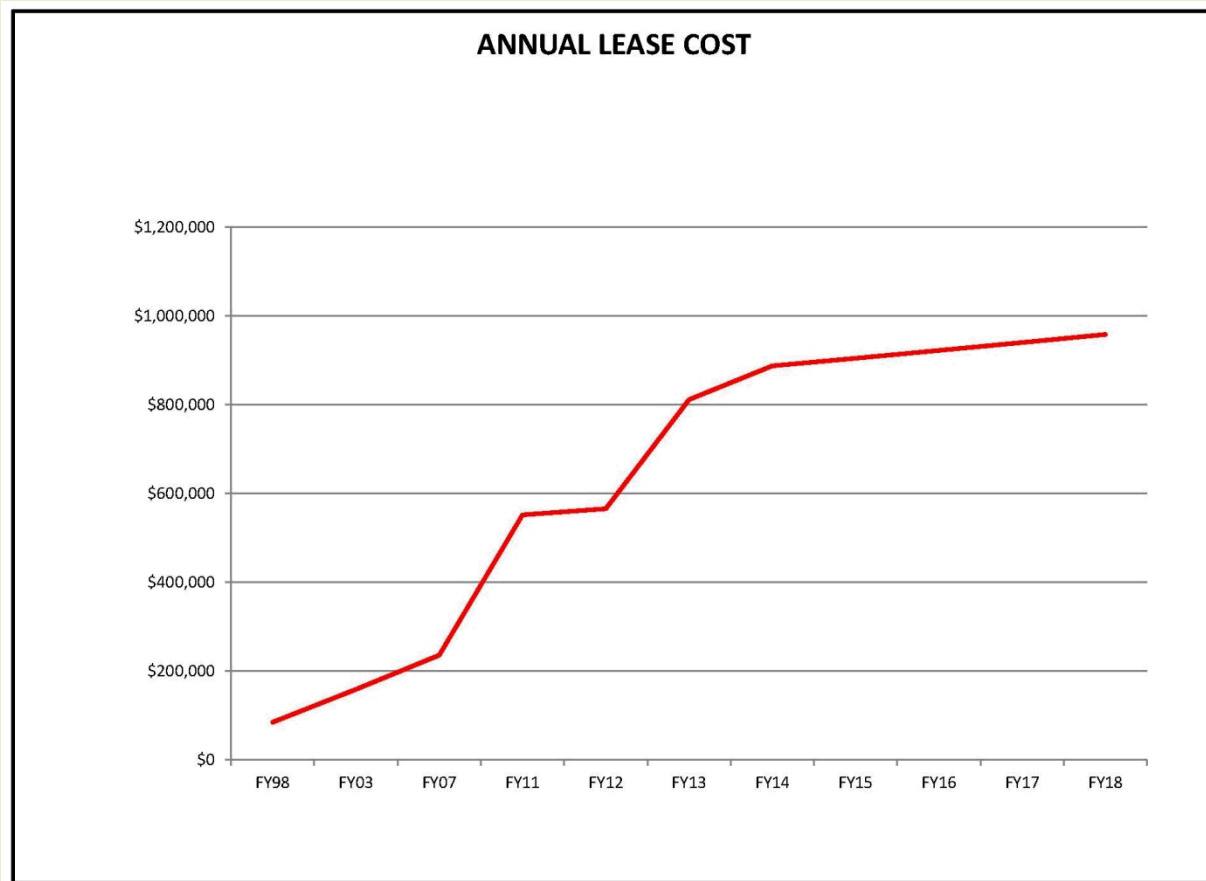
SCHEDULE (subject to funding)	Year/Quarter																								
	2012			2013				2014				2015				2016				2017				2018	
	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2
HQ & HQ ANNEX (P&E/WAREHOUSE/ FORENSICS)																									
Manager/Council Consideration																									
Site Acquisition																									
RFQ &Contract																									
SD-DD																									
Final Design-Permit Approval																									
HQ Annex (P&E/Forensics) Construction Duration																									
New HQ Construction Duration																									
Transition/Final Completion																									
N&S POLICE SERVICES CENTERS																									
North and South Srv. Center - Planning																									
911																									
CIP Request																									
RFQ & Contract																									
Design																									
Construction/Transition																									

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Historical and Projected Lease Cost



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POLICE HQ

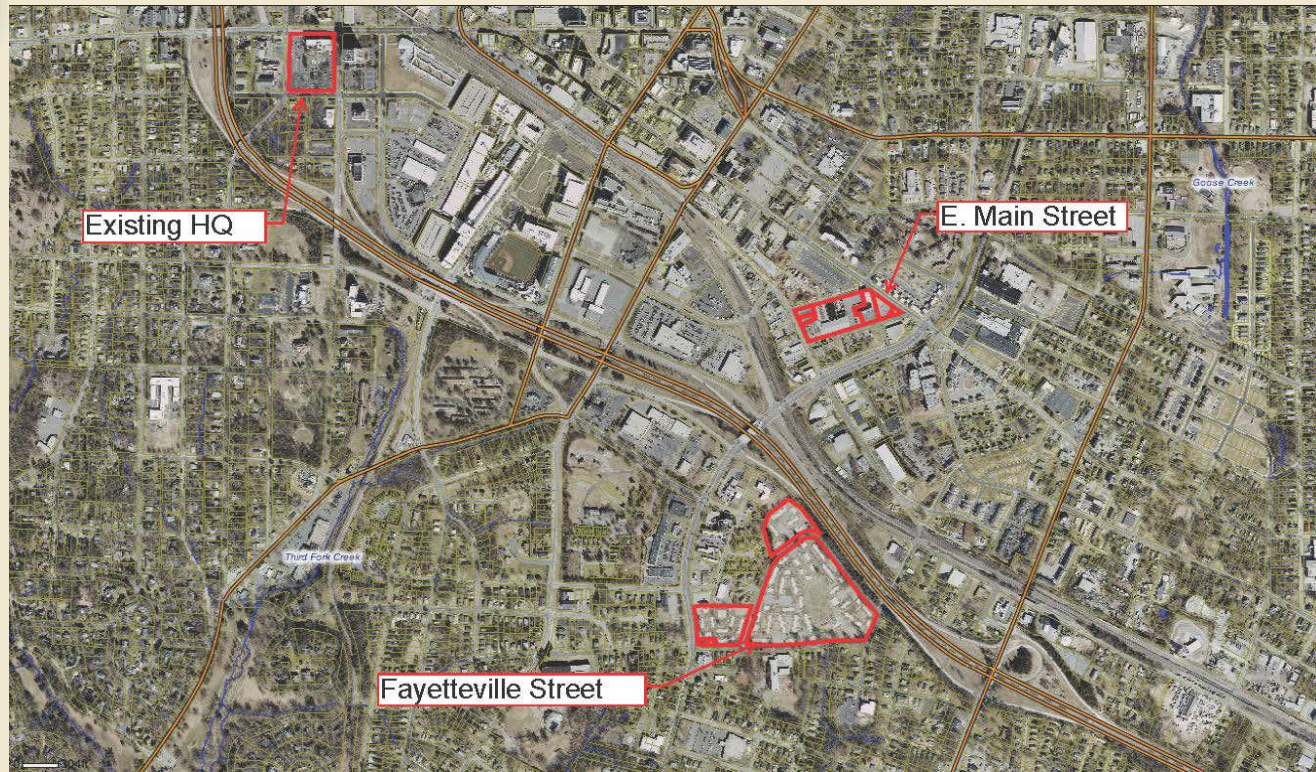


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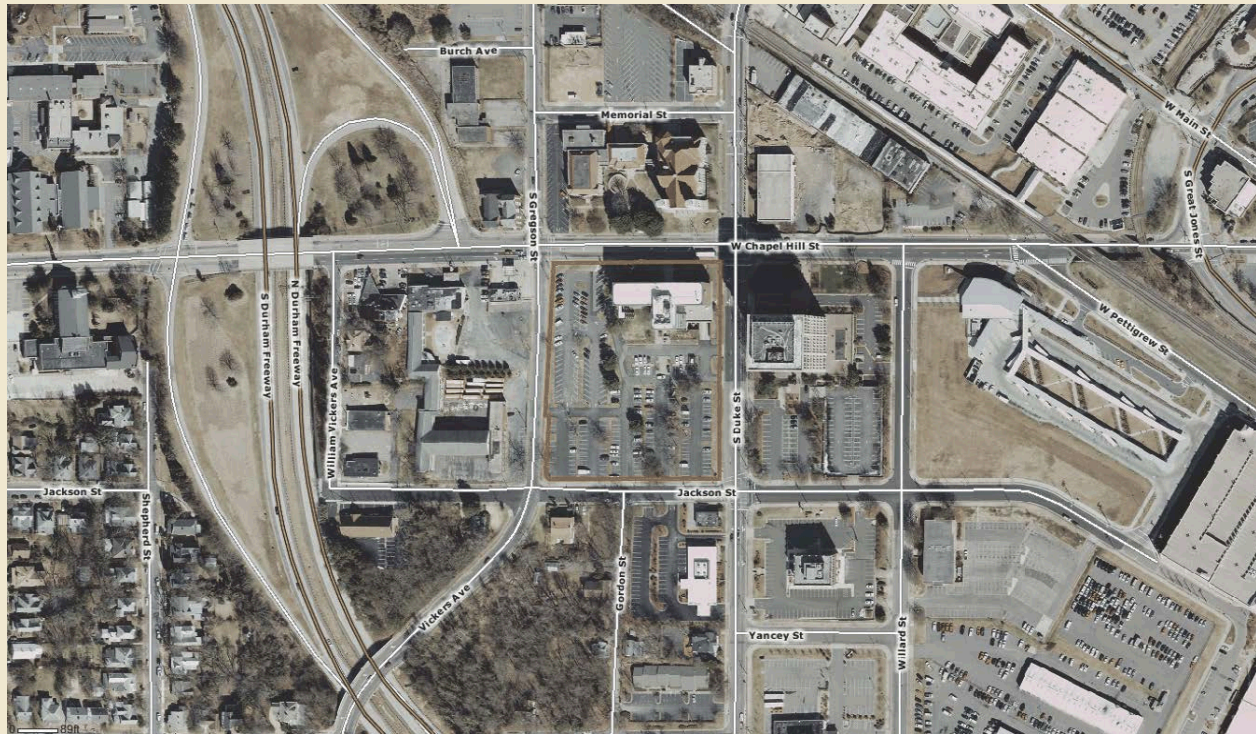


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Potential Future HQ Locations



Existing HQ Site

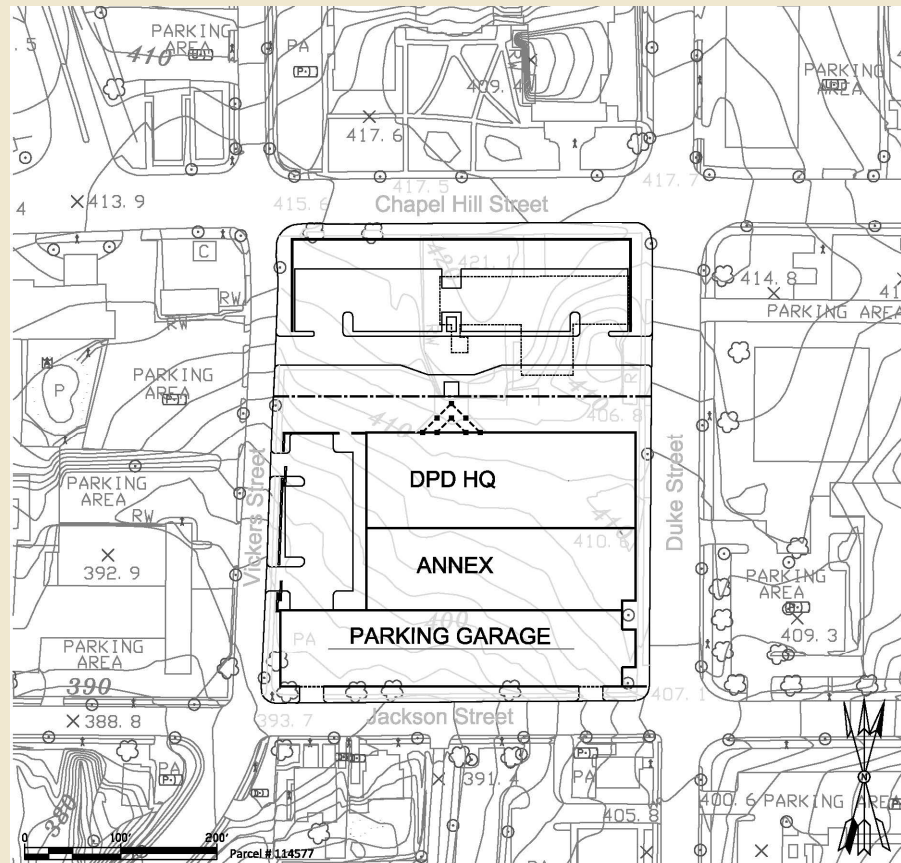


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Existing HQ Site



DPD HQ - 4 to 5 floors
Annex - 1 to 2 floors
Parking Garage - 4 floors
Parking - 440 spaces
Acreage - 4.068

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Existing HQ Preliminary Test Fit Estimates

- 4 acre site
- Phase I Parking Garage Construction \$5,500,000
- Phase II Annex & HQ Construction \$34,186,353
- Phase III Demolition of Existing \$600,000
- Total \$40,286,353

- * potential credit/sale of Rigsbee (-\$2,500,000)

E. Main Street Site

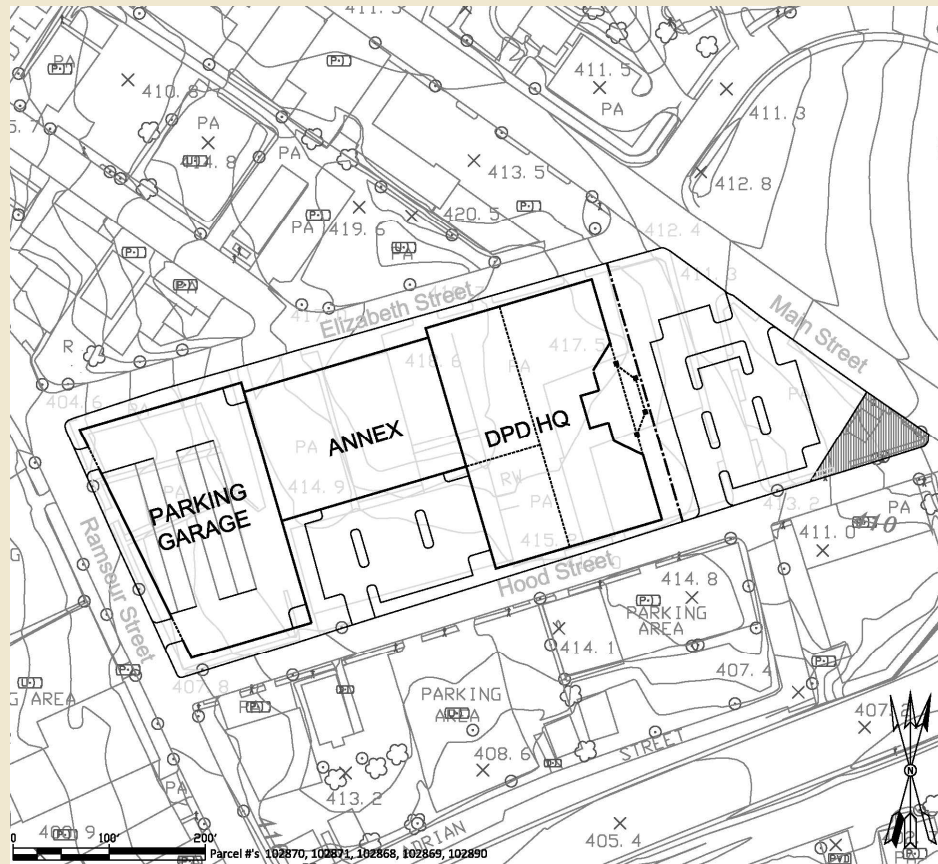


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E. Main Street Site



DPD HQ - 4 to 5 floors
Annex - 1 floor
Parking Garage - 4 floors
Parking - 484 spaces
Acreage - 4.40

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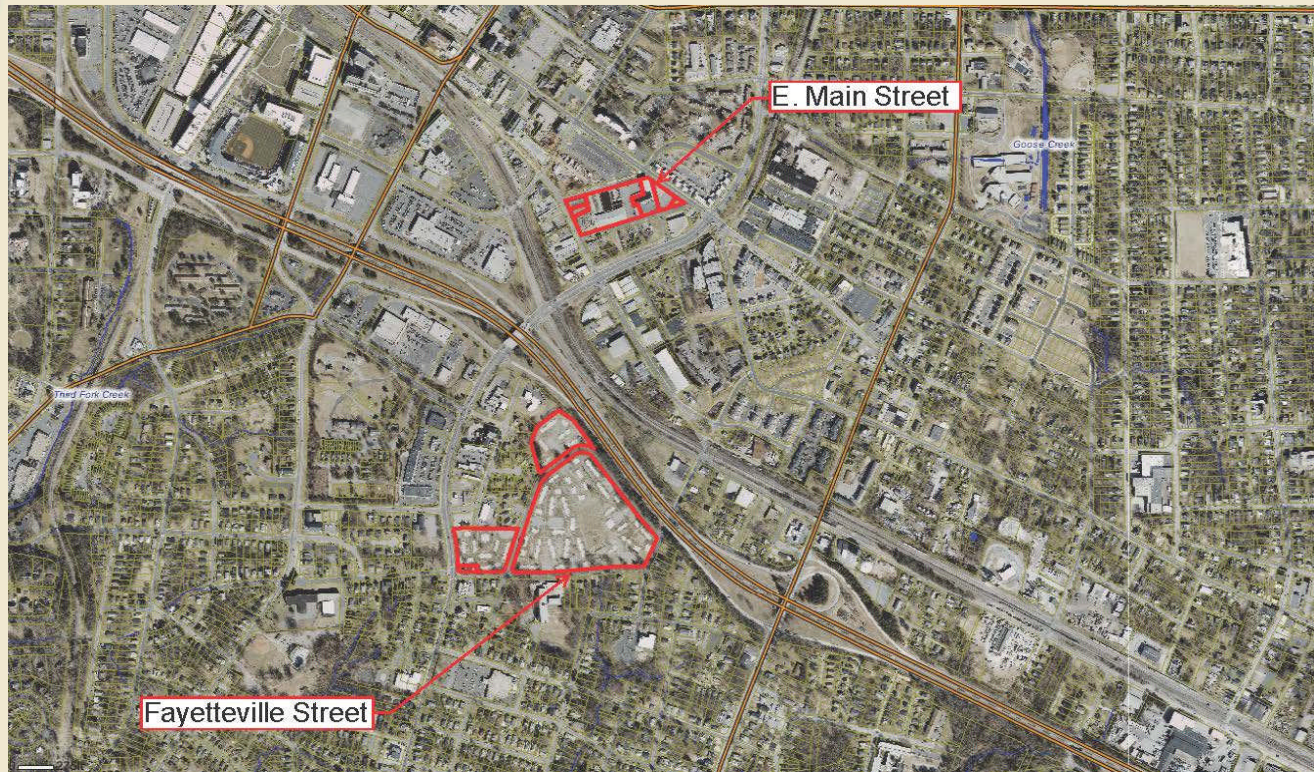
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E. Main Street Site Preliminary Test Fit Estimates

- 4.4 acre site
 - Demolition of Existing \$500,000
 - Parking Garage Construction \$5,500,000
 - Annex & HQ Construction \$37,811,353
 - Total \$43,811,353
-
- *potential credit/ Sale of HQ (-\$5,100,000)
 - *potential credit/Sale of Rigsbee (-\$2,500,000)



View of Fayetteville Street and E. Main Street Sites



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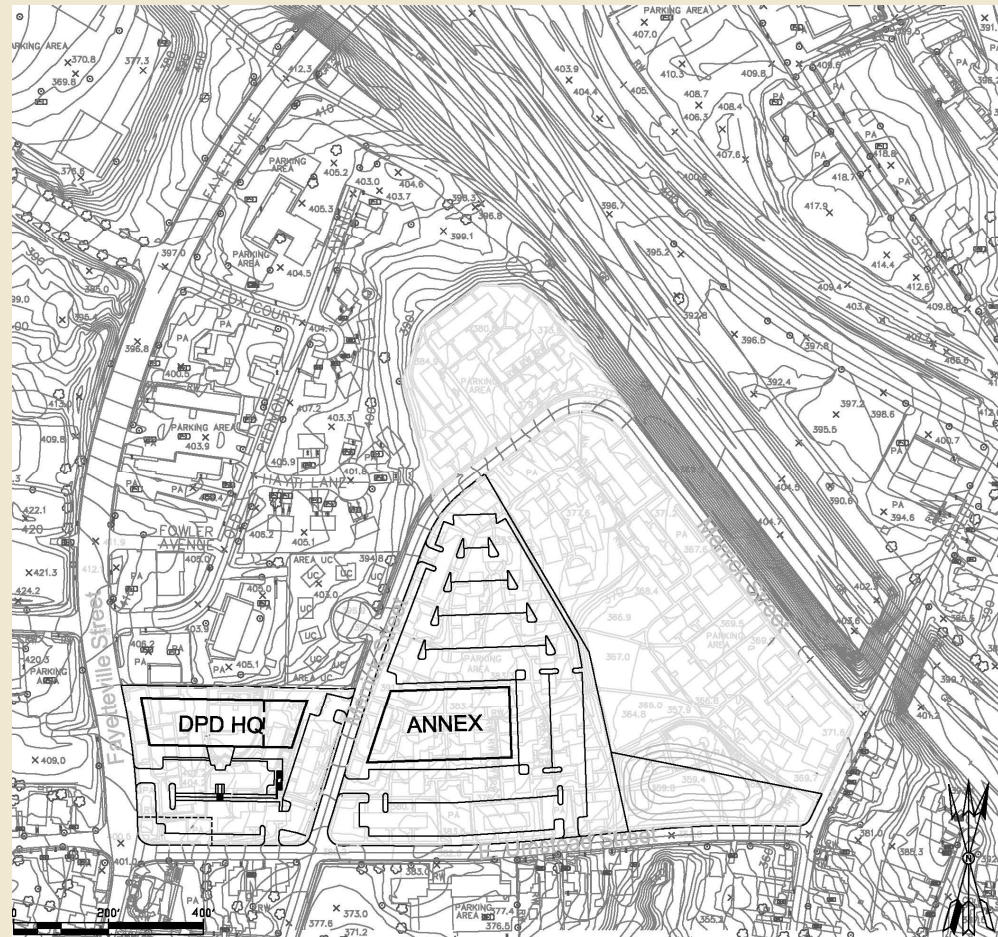
Fayetteville Street Site





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Fayetteville Street Site



DPD HQ - 3 floors

Annex - 1 floor

Surface Parking:

DPD HQ - 98 spaces

Annex - 410 spaces

Acreage:

Fayette Place - 10.651 of
19.828

Other Parcel - .154

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Fayetteville Street Site

Preliminary Test Fit Estimates

- 19.982 acres (utilizing 10.805 of site)
- Demolition of Existing slabs \$250,000
- Detention Pond \$1,200,000
- Annex & HQ Construction
& Surface parking \$39,077,353
- Total \$40,527,353

- * Credit/potential Sale of HQ (-\$5,100,000)
- * Credit/potential Sale of Rigsbee (-\$2,500,000)

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911 Facility Planning

- Option- repurpose City-owned property at Broadway and Hunt
- Estimated costs: 11million (planning-construction) 6.5 for facility-4.5 for FFE
- CIP for 911 FY13/14

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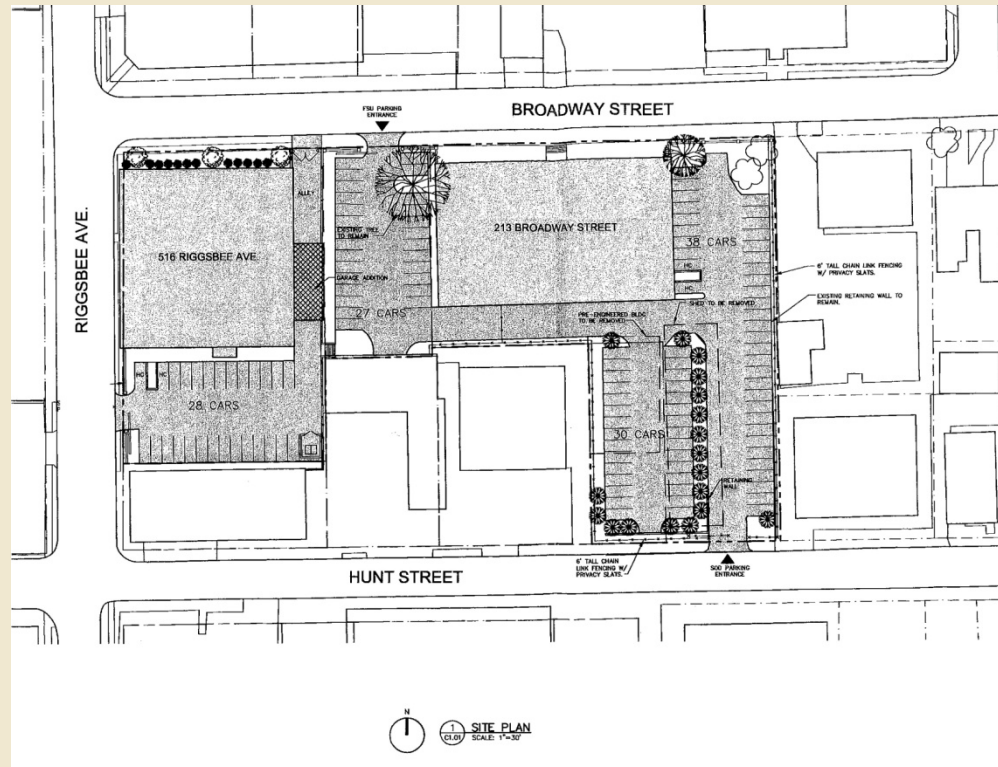
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Proposed New 911 at Broadway/Hunt





Broadway/Hunt Property Site Plan

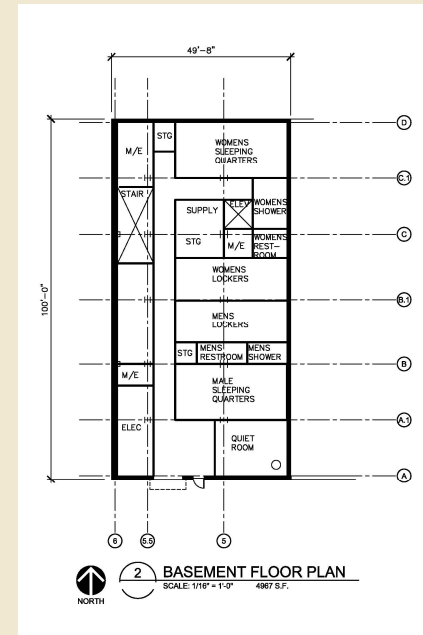
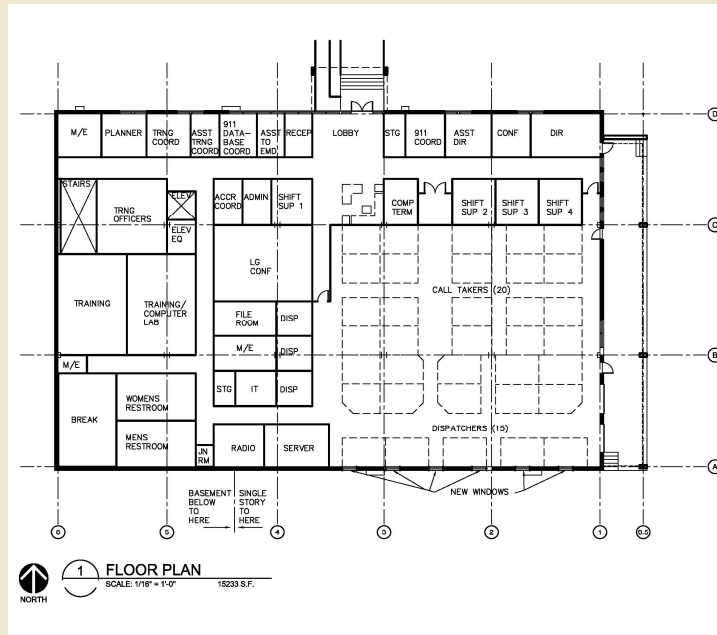


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Proposed New 911 at Broadway/Hunt



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Next Steps

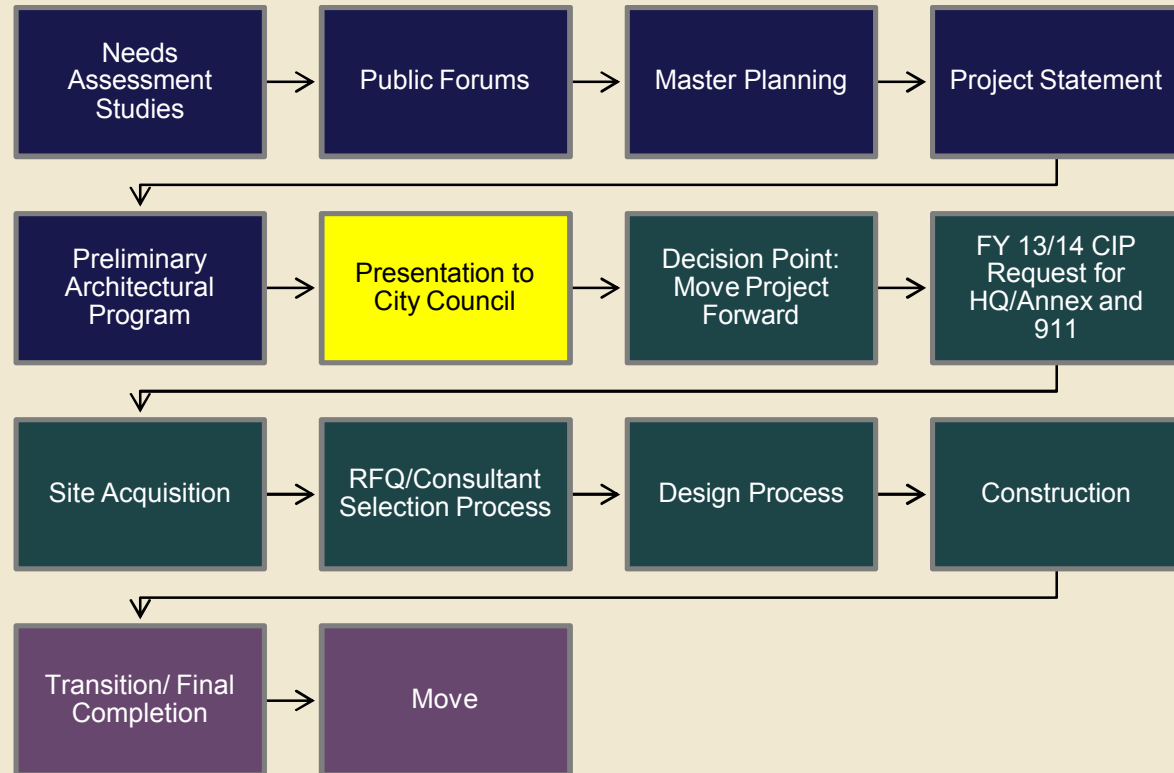
- **Finalize Site Selection**
- **CIP process FY13/14-priority**
 - **911 Design and Construction fees**
 - **HQ/Annex Land/Design fees**
- **Multi-year planning-budget process for plan implementation and continuation of leasing program**

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Facility Development Process





Comprehensive Program Estimates

505 Chapel Hill Street Site	East Main Street Site	Fayetteville Street Site
\$46,476,353	\$44,901,353	\$41,617,353

**Headquarters and Annex Cost - New, including property, demolition, new buildings, parking, 911 Center - includes revenue for County participation in 911 and sale of existing properties.
(*Does not include North/South Service Centers - future)**

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Questions?